

CLARKE | MUNRO

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18 Ceremony Wynd, Middlesbrough, TS4 2WG



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Price: £205,000



01642 245 796
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Key Features:

- Three bedroom detached family home
- The garage has been converted into an additional reception room providing spacious accommodation
- Private plot with driveway and generous gardens
- Beautiful modern interior on popular development
- Master with en-suite, family bathroom and ground floor cloakroom w/c
- Freehold / Council tax band C

Property Description:

Clarke Munro are delighted to bring to the market this greatly improved and beautifully presented three bedroom detached home. The modern interior briefly comprises: entrance hall, cloakroom w/c, lounge (was previously the garage which has been converted), dining room, breakfast kitchen with a range of modern units and doors out to the garden, three first floor bedrooms (master with en-suite) and family bathroom w/c. To the front of the property is a driveway providing off street parking and to the rear a generous garden mainly laid to lawn - offering a degree of privacy. Benefitting from gas central heating and double glazing throughout. Within close proximity to Teesside University Campus, James Cook University Hospital and Albert Park and boating lake. A beautiful family home that really must be viewed to be fully appreciated.

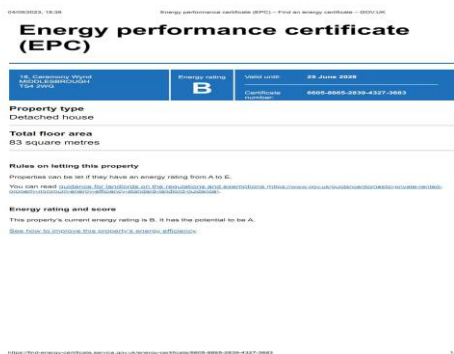
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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Entrance Hall

Double glazed entrance door with glass insert, doors off to all rooms.

Cloakroom w/c

Radiator, sink unit, low level w/c.

Lounge

Double glazed window to front, radiator, built in cupboard.

Dining Room

Double glazed window to front, radiator.

Kitchen

Double glazed window to rear, double glazed French doors to rear, radiator, built in fridge freezer, built in dishwasher, built in oven, built in hob, single drainer stainless steel sink unit with mixer tap over, laminate worksurfaces with matching upstands.

First Floor Landing

Doors off to all rooms, access to loft, built in cupboard.

Bedroom 3

Double glazed window, radiator.

Family Bathroom

Double glazed window, part tiled walls, fitted wall mounted mirror, bath, low level w/c, sink unit, radiator.

Bedroom 2

Double glazed window, radiator.

Bedroom 1

Double glazed window, radiator, fitted wardrobes with sliding doors, door into en suite.

En Suite

Step in shower cubicle, sink unit, low level w/c, window, radiator.

Externally

To the front of the property is a block paved driveway providing off road parking, lawned garden with paved pathway, gated access to rear. Rear garden mainly laid to lawn with paved patio area, decked area, garden shed, fenced boundaries.

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